



Yardley Village News



December 2012

Message from the President

As we wind down November and get set for the hectic holiday season that is December, the fiscal cliff draws near, as the minute-by-minute TV coverage continually reminds us. It never ceases to amaze me how our astute elected officials can spend 3 years discussing this issue without reaching a satisfactory compromise on a solution. But then again, it also amazes me how our astute electorate could go through an entire year of political campaigning and wind up with the exact same political gridlock we have had over the last four years. Apparently Congress is considered a failure collectively but individually each of our representatives is doing a great job. On the other hand, if the Mayan Calendar is correct, and the "end date" is actually near, there is no need to worry about the fiscal cliff. We'll find out on the morning of December 22.

You may or may not know, on November 1, 2012, the M/A voted to approve the installation of Tiger Turf artificial grass surface on four of the six Hershey's Mill tennis courts at a cost of \$151,000. This decision was based on significant discussion and answers to questions raised over the previous months. This type surface has been in use on multiple sports surfaces over the past 25 years. The vendor is anxious to have Hershey's Mill serve as a "showcase facility" and is providing an \$11,700 discount as an incentive. The surface has been represented as being able to last many years beyond the 10 year warranty period provided that we exercise due care to keep the imbedded sand at proper levels to avoid excessive wear on the exposed fiber. Over time, the high traffic areas of the surface may be replaced for a fraction of the cost of replacing a full court.

The Hershey's Mill Sports Group members have played this surface on various courts outside the northeast and have expressed a total satisfaction and desire to utilize this surface. This surface will be much more conducive to

tennis play for the Hershey's Mill age group with a much less probability for knee and joint injuries. It is expected that the change in surface will lead to a return to play of many previous Hershey's Mill tennis players and will also serve as a strong attraction to prospective buyers who play the game.

The Master Association currently reserves a total of \$10,000 per hard surface court for resurfacing every seven years or \$120,000 for four courts over 21 years or \$3.32 per house per year. Assuming, as it is believed, that the Tiger Turf will provide a 20 year life before a full soft court re-surface is required, the Master Association would require \$151,000 to do so or \$4.38 per house per year. The difference of \$1.06 per house per year in cost is negligible considering the benefits of the new surfaces.

Council has been made aware of a number of homes that have a discoloration occurring primarily on the northern exposed wall of their homes due to a buildup of mildew. We have determined that this can be addressed with a product known as "Wet & Forget" which must be applied with a low water pressure washer. CSK Management is currently discussing with outside companies with whom this project can be contracted and determining the cost of such an effort. Once this information is available, Council will determine when this project can be

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scheduled and how this will impact our current CY 2013 budget. The results of this determination will be made available to you in the near future.

The rehab of the total number of existing, roof installed, exhaust fan covers has been completed by Xtreme Company during the late summer of this year. The total cost of this effort was paid by the Homeowner Association recently and will be billed to each of the respective homeowners involved at the price of \$35 each. This amount will appear as part of your next quarterly dues statement.

I was made aware that my comments, made in the last Newsletter, regarding the significant number of homeowners that have not collected their copies of the revised Association documents, apparently upset some of our residents. Notwithstanding, I am forced to point out that there are still 41% or 57 of the Yardley homeowners that have not yet picked up their copies. If you are one of the 57 and you are currently in town please call me so that arrangements can be made to distribute your documents to you.

Also, please remember, that the CY 2013 Budget meeting for Yardley Village will be held at the Community Center at 7 PM on Wednesday, December 12, 2012. Copies of the above mentioned material will be available for pick up at that time if you are able to attend.

Finally, I have not had time available recently due to various problems presented by Sandy during her visit to the New Jersey shore, so I have not put up my outside Christmas decorations and certainly none of my interior decorations. However, I fully intend to do so in the coming week. I can't allow Sandy from keeping Santy away.

And since I don't believe that the Mayan Calendar is anything more than old, I expect that we will all see December 25th and well beyond. So to everyone have a Happy Christmas, a Happy Holiday and a Healthy and Happy New Year.

Joe Ciasullo, Council President

Architecture Committee

Please check your exterior carriage light at the garage to see that it is working properly, photocells do go bad and require periodic replacement. We need the reflection from these lights especially during the winter months to help illuminate our Village.

Make sure to disconnect your garden hose from the faucets before there is a freeze.

I would like to thank Katie and her committee members for the excellent job of decorating our Village entrance ways for the Holidays.

I wish everyone a healthy and Happy Holiday Season

Tony Bruno, Chairman

Landscape Committee

Homeowners may want to take advantage of the few remaining moderate, dry days to finish clearing away annuals and cutting back perennials, especially vines at mailboxes, courtyard trellises and/or walls and end unit walls to the right or left of front doors. These vines are invasive and quickly grow toward and between walls. The holdfasts of these plants leave visible marks on stucco which is difficult to remove and could lead to damage allowing for water intrusion which could negate the existing warranty on stucco. Spraying at this time of year is not usually effective. Cutting vines away from walls and following up with spraying in the spring is a better alternative. HMLD will spray in the next growing season. Homeowners are responsible for removal and disposal of the vines. The problem will not just go away with time; it will only become a larger issue.

Small plantings and any branches can be disposed of with the weekly trash pickup.

The second and final leaf cleanup has been completed.

Please be prepared for cold temperatures ahead. Do check that you have had time to remove and store all door mats, pots, benches, etc. from stoops and between garage doors before snow or ice conditions develop. This is especially important for "snowbirds" leaving for the

winter months. Preparation such as this will enable the HMLD crew to clear stoops, sidewalks and driveways completely during a snow or ice event, and avoid potential damage to your items.

Winter pruning of grasses, Butterfly bush, Liriope and ground covers should take place in the near future.

Diseased pear trees and /or wind damaged trees are currently being removed.

The landscape committee joins me in extending to you and yours a December filled with the warmth of family and good friends as we gather to celebrate our traditions and ending 2012 while looking ahead to 2013. We wish you all the blessings of peace, good health, and laughter.

Mary Ellen Marra, Landscape Chair

Maintenance Committee

No report this month.

Ed Sweeney & Jim DiCarlo

Social Committee

Seventy five people enjoyed our Annual Holiday Brunch on Sunday, December 2nd. The committee decided to try something new this year to encourage mingling and to give new neighbors an opportunity to become better acquainted with those of us who have lived here longer. From comments received, 97% of the guests were delighted with the new arrangement. The very few who were disappointed acquiesced graciously. We would like everyone to know how we chose the seating arrangement of ten people to a table. Three committee members met, turned the entire name tags over, and randomly chose some from each pile so that we were not influenced, in any way, by seeing the names. One of our new Social Committee members, Judy Smeltzer, suggested assigned seating and it worked beautifully. Thank you, Judy. Also, many thanks to Janet Day, Co-Chair and the entire Social Committee, each who took and an active role in assuming a part of the planning. We are very appreciative to Teresa Redcay and the Staff of HMGC who do a great job every year with our Holiday Brunch.

The Committee will meet in January to plan activities for next year.

Happy Holidays to all!

Joane McNamara, Social Committee Co-Chair

Decoration Committee

The holidays are around the corner which means the village will glow with holiday decorations. Yardley has several new residents and we thought it would be helpful to reiterate our holiday decoration regulations.

1. Holiday decorations may be put in place as early as the week before Thanksgiving but not lighted until Thanksgiving weekend and should be removed by the second Saturday following the New Year.
2. Wreaths are permitted to be hung on garage lamps, or exterior doors to avoid making holes in building exterior walls.
3. Small non-flashing exterior white lights are permitted on the trees and shrubs.
4. Plastic and outside ornaments are not permitted.

Mike Neale of Hershey's Mill Landscape brings a festive look to the Mill with lights, bows and greenery. Let's add to his efforts and display our holiday cheer.

Our deer were in dire need of a facelift, we were on the verge of losing them. Jim DiCarlo came to the rescue and worked his magic, giving hours to refurbish them. We rehabbed four of the seven deer and plan to complete the facelift next spring. We appreciate Jim's willingness to give of his time and talents.

I wish to express my thanks to our committee, Tom and Lucy Watt, Nancy Hansen, Dave Marra, Ed and Marion Sweeney, who year after year make the time to give our village the holiday touch that we all enjoy. This year we had added help from Tom Daly and Bill Donahue which was greatly appreciated, thank you.

Happy Holidays and a Healthy New Year.

Katie Worchaz, Chairperson

Yardley Activity Corner

Yardley Village ROMEO Club

The *ROMEO Club* meets for breakfast the first Monday of the month except on Holidays.

Gentlemen:

Our next meeting will be in January

Look forward to seeing you all.

Same place-Nudy's.....9:00AM.

Gordon D and Jim Swalm

Yardley and Zephyr Ladies Luncheon

The next Ladies Luncheon will be planned for February.

HOPE TO SEE YOU THERE

Neighborhood News

Joe sent this email to the community and for our residents who do not use email we have included the information in the newsletter.

Unfortunately, there is a minor problem with the recent updates to the Rules & Regulations that were distributed. Rather than reissue a major amount of paper to correct the errors. I thought it would be more reasonable and much less expensive to ask you each to make the following changes manually to your Rules & Regulation pages.

Page 1 - Table of Contents

Change C. Exteriors of Buildings to C-1

Change D. Interiors of Buildings to C-2

Change E. Grounds and Walks to D.

Page 8 - Change C. Exteriors of Buildings to C-1

Change D. Interiors of Buildings to C-2

Yardley Village Web Site

Send your data and suggestions in an email to webmaster@yardleyvillage.com

Letters to the Editor

Yardley Homeowners:

We were asked in October to review the "Revised Declaration and By-Laws" for comments in preparation for approval of revisions requiring 67% approval. (See Article 7.1)

We were told by Village Council that a vote was not required "since the rewrite was necessary "to correct or supplement any provision.....which is incorrect or defective or incomplete or which is inconsistent with any other provision" the Homeowners Association may, without a 67% approval make corrections to the Declaration". (See November's Newsletter or Article 7.2)

By comparing the original Declaration we all received when purchasing our homes to the Recently Revised Declaration and By-Laws, Village Council is correct that about 95% falls under Article 7.2: editorial errors, removing references to KHOV as Declarant and provisions related to turnover to a full Yardley Village Council, correcting the "Metes and Bounds", etc. These certainly fall into the description of the prior paragraph.

There are three areas that I am concerned with that have changed from the original Declaration. They are: Homeowner's responsibility for repair, maintenance and replacement of the Fire/Smoke Alarm system and outside water hose bibs, and eliminating the coverage of Residential Buildings/Homes from the Capital Reserve Fund. These areas appear to be included in Article 7.1 which specifically protects homeowners from significant changes which warrant 67% Homeowner approval. It would be helpful if Council would explain to Homeowners the benefits and reasons for the proposed major changes.

John Babiec

Please submit questions or comments to Lgamma1937@aol.com.

Yardley Village Council and Committee Members

Yardley Village Council

Joe Ciasullo, President
Joane McNamara, Vice President
Al Zuccarello, Secretary
Art DiGiuseppe, Treasurer
Dick Mortimer, Member at Large

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Edward Sweeney
Lucy Watt
Tom Watt

Finance Committee

Jim Falcone, Chair
John Babiec
Joe Ciasullo
Art DiGiuseppe
Jim Swalm

Maintenance Committee

Ed Sweeney, Chairman
Jim DiCarlo, Co-Chair
John Babiec
Rex Cassel
Tom Day
Ben Ellis
Roger Fleming
Dave Woodley
Al Zuccarello

Social Committee

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Joane McNamara, Co-Chair
Marleen Babiec
Susan Bronner
Joyce Cassel
Barbara Clancy
Lynne Fleming
Marian Sweeney

Newsletter Committee

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Leslie Kirsch

Landscape Committee

Mary Ellen Marra, Chair
Janet Day
Bob Moyer
Barbara Reeves-Cohen
Judy Smeltzer
Lynn Trump
Val Woodley

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Roger Fleming